



## 8 Fordington Dairy, Athelstan Road, Dorchester, Dorset

A charming, Grade II Listed, three bedroom property situated within the exclusive gated community of Fordington Dairy.

Guide Price

**£315,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 8 Fordington Dairy, Athelstan Road, Dorchester, Dorset, DT1 1FD

- Grade II Listed
- Private gated development
  - Mid terrace
- Beautifully presented throughout
  - Three bedrooms
  - Two modern shower rooms
  - Allocated parking space
  - Council tax band D

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008





A charming, Grade II Listed, three bedroom property situated within the exclusive gated community of Fordington Dairy.

#### The Property

Fordington Dairy is a beautifully designed conversion of old farm buildings, all set around a central quadrangle, each property sensitively designed around its origins. Typically, this is a wonderful conversion where contemporary convenience meets period character whilst at the same time the spaces are designed for ease of living, offering a unique blend of historical charm and modern amenities.

The property boasts a ground floor sitting room, shower room, and a spacious kitchen/dining room. The sitting room provides a comfortable space with a shower room situated to one corner offering convenience and practicality. The kitchen features modern appliances, ample storage space, and space for dining table and chairs.

The first floor offers three good sized bedrooms and a modern shower room. The principle bedroom stands out

with its impressive vaulted ceiling and exposed brickwork and beams.

#### Outside

To the front of the property is a small patio with potted plants. The patio adds an extra touch of charm to the property and provides an extension of the living space.

The property also has an allocated off road parking space in the communal parking area.

#### Situation

The property lies within a private, gated development with a strong sense of community, consisting of a number of converted properties as well as some newly built homes sensitively designed in 'period' style.

The County town provides a comprehensive range of shopping and recreational facilities including a leisure centre, a library, ample restaurants, cafes/bars, and two cinemas.



The house falls within the catchment area of a number of highly regarded schools including Manor Park First School and St Osmunds Middle School, both of which are within walking distance.

There are numerous sports clubs around the town including cricket, rugby, football, tennis, and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross-channel ferries at Poole.

#### Services

Mains gas, electricity, water, and drainage. Gas central heating system.

#### Local Authority

Dorset Council - 01305 251010

Council Tax Band: D  
EPC: Exempt



### Agent Notes

There is a management charge of £40 pcm.

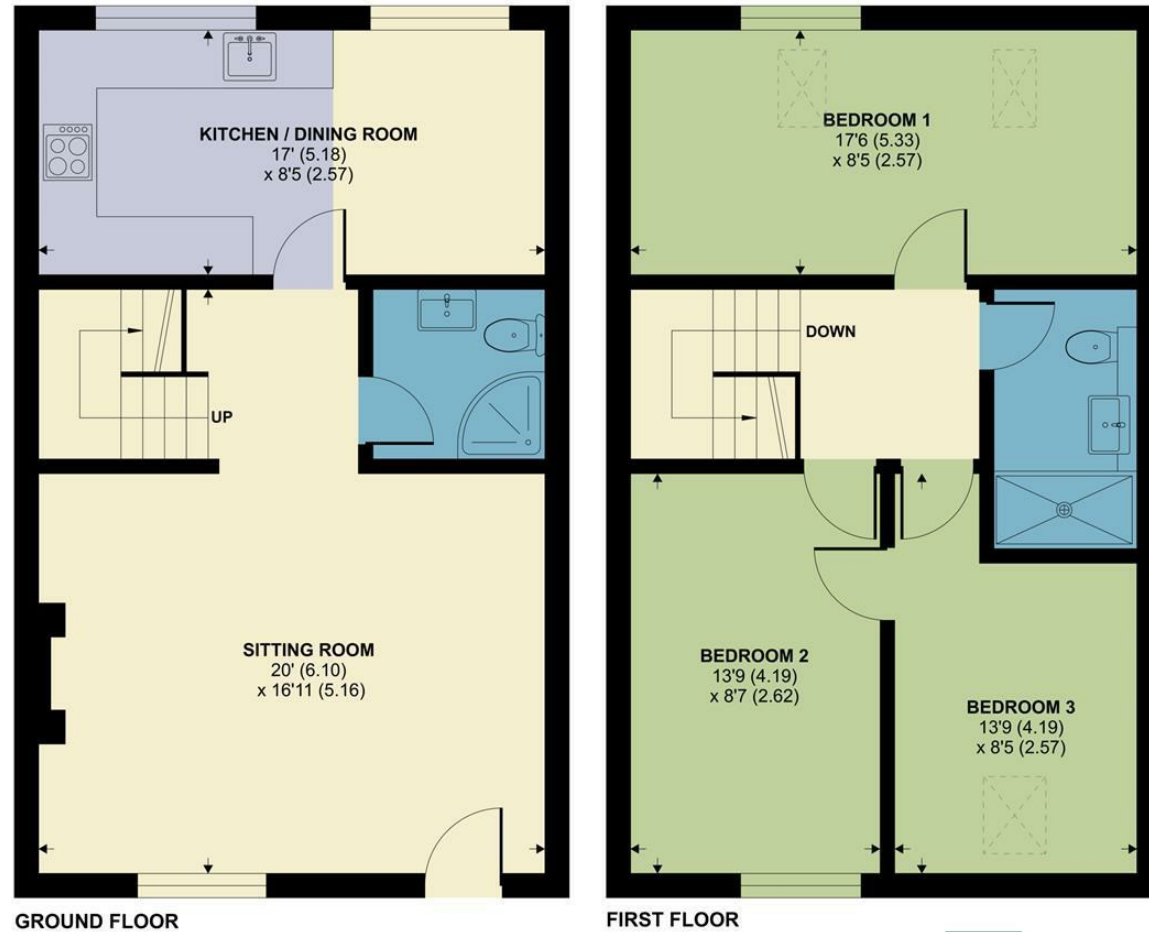
### Directions

From our Dorchester office, travel down High West Street (becoming High East Street) and take the second right into Icen Way. Continue along Icen Road, crossing over South Walks Road. At the end of the road, turn right into Kings Road, then take the first left into Athelstan Road. On the left hand side is a pair of electronic gates, beyond which the numbered property can be found across the courtyard.

## Athelstan Road, Dorchester

Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 950538



Dorchester/ATR/5.03.24Rev

01305 261008

Symonds & Sampson LLP  
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset, DT1 1QR

dorchester@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

Symonds  
& Sampson

ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

